

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

P. O. Box 360187

(Address) Birmingham, AL 35236-0187

934



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 889

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Two Thousand Five Hundred Fifty and 52/100th (\$32,550.52) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, V. Dewayne Hayes and wife, Dorothy M. Hayes

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jeanne R. Cabral

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

GRANTEES' ADDRESS: 2116 Rocky Ridge Road, Hoover, Alabama 35216

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of October, 19 87

(SEAL)

V. Dewayne Hayes
V. Dewayne Hayes

(SEAL)

(SEAL)

Dorothy M. Hayes
Dorothy M. Hayes

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that V. Dewayne Hayes and wife, Dorothy M. Hayes

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of October, A.D. 19 87

Notary Public

Commission Expires March 10, 1991

Exhibit "A"

A parcel of land located in the SW 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 35; thence in a Northerly direction along the West line of said Section 35 a distance of 1659.49 feet to the point of beginning; thence continue along last described course a distance of 907.50 feet; thence 93 deg. 51 min. 25 sec. right in an Easterly direction a distance of 478.35 feet; thence 86 deg. 08 min. 35 sec. right, in a Southerly direction, along a fence, a distance of 907.50 feet; thence 93 deg. 51 min. 25 sec. right, in a Westerly direction, a distance of 478.35 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Also, a 20 foot wide easement parallel to the East line of above described property extended in a Southerly direction a distance of 1693.53 feet, more or less, to a public road.

And as further consideration, the herein grantee expressly assumes and promises to pay that certain mortgage to City Federal Savings and Loan Association as recorded in Real 98 page 160 and corrected in Real 110 page 766 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

EW

BOOK 155 PAGE 273

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 OCT 14 AM 10:24

Thomas A. Lawrence
JUDGE OF PROBATE

1. Deed Tax	\$ 33.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	39.00